

6 Bankfield Grange, Greetland, Halifax, HX4 8LJ

Asking Price £270,000

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Situated in the highly desirable area of Greetland, this 3 bedroom semi detached property presents an exciting opportunity for those looking to create a home tailored to their own style and requirements. Requiring modernisation throughout, the property offers excellent potential for a family buyer or purchaser looking for a project.

Positioned at the end of a quiet cul-de-sac, the property benefits from a private and peaceful setting, whilst remaining conveniently located for a range of local amenities, well-regarded schools and excellent commuter links.

Internally, the accommodation offers a versatile layout, comprising an entrance hall, two reception rooms, kitchen and a useful downstairs W.C. To the first floor are three bedrooms and the house bathroom. Externally, a driveway provides off-street parking, together with a garage. The garden offers a good degree of versatility, arranged over a number of tiered sections, providing scope for landscaping and creating distinct areas for seating, entertaining or family use.

An internal inspection is highly recommended to appreciate the accommodation and potential on offer.





GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

Fitted with a central heating radiator and stairs which lead up to the first floor.

Kitchen

8'1" x 11'4" (2.46m x 3.45m)

Fitted with a range of wall, drawer and base units, laminate work surfaces, 1.5 bowl stainless steel sink with side drainer, panelling to the splashback, central heating radiator and uPVC double glazed window to the front elevation. Integral appliances include a 4 ring gas hob with oven and extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge freezer and the boiler is also housed within the kitchen.

Dining Room

15'3" max x 11'5" (4.65m max x 3.48m)

Having 2 central heating radiators, access to an understairs storage cupboard, access to a downstairs WC and having a set of uPVC double glazed, French doors which access the rear garden.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC, wash hand basin and window to the rear elevation.

Lounge

16'9" x 10'8" (5.11m x 3.25m)

The focal point of the room is a coal effect gas fireplace which is set into a decorative mantel and surround. There are 2 central heating radiators, a uPVC double glazed bay window to the front elevation and a uPVC double glazed window to the rear elevation.

Landing

Having a uPVC double glazed window to the rear elevation and access to the loft via a ceiling hatch.

Bedroom

10'5" x 13'6" max inc wardrobes (3.18m x 4.11m max inc wardrobes)

With a central heating radiator, built-in wardrobes with hanging and shelving space, and a uPVC double glazed window to the front elevation.





Bedroom

7'6" x 8'10" (2.29m x 2.69m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom

7'5" x 12'1" max inc wardrobes (2.26m x 3.68m max inc wardrobes)

Having a central heating radiator, built-in wardrobes with shelving and hanging space, bulk-head storage cupboard and uPVC double glazed window to the front elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower with rainfall showerhead attachment. There is also a heated towel rail, tiled splashbacks and a uPVC double glazed window to the rear elevation.

OUTSIDE:

There are good sized garden areas to both the front and rear, together with off road parking via the driveway and garage. The tiered gardens to the rear, provide ample space for entertaining or relaxation during the warmer months of the year.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01422 374811.

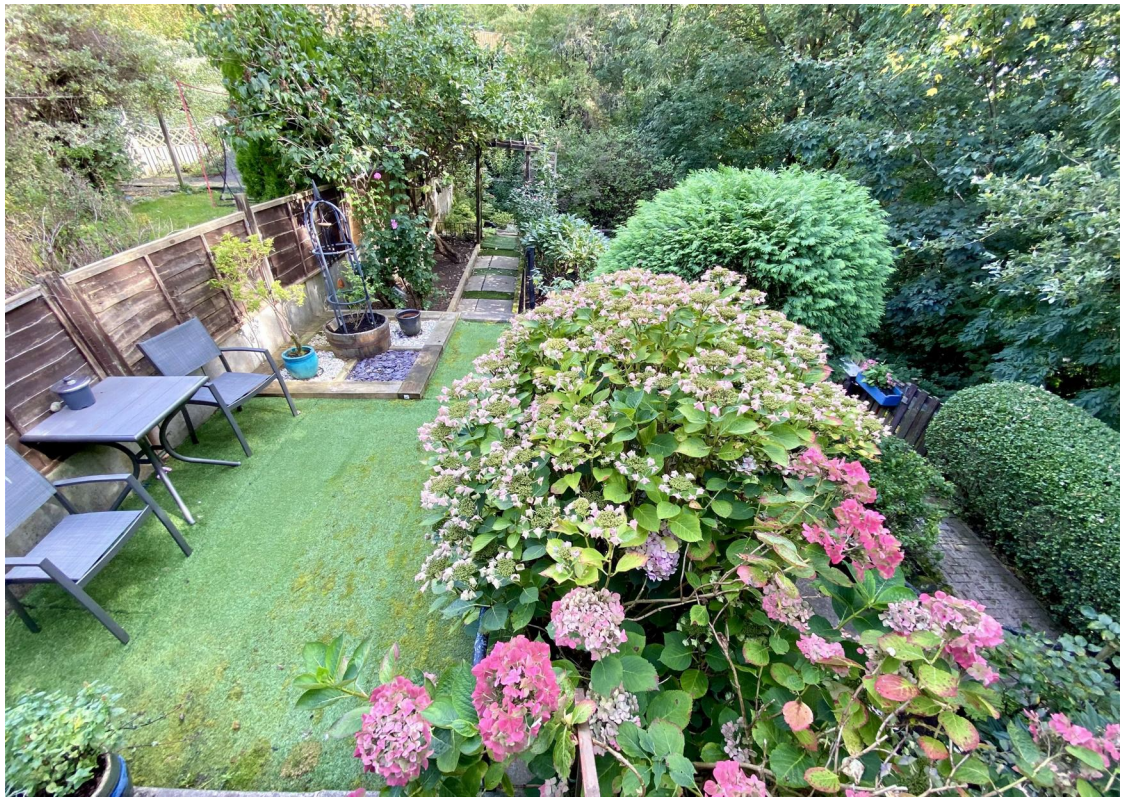




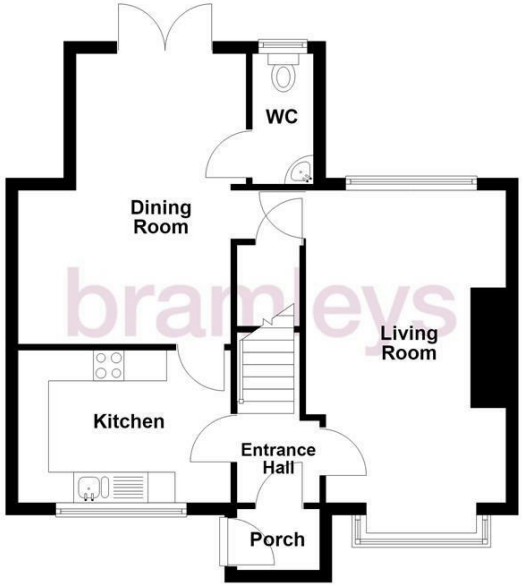




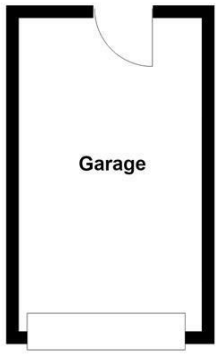




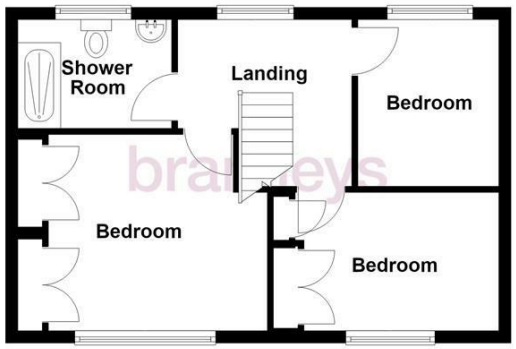
Ground Floor



Lower Ground Floor

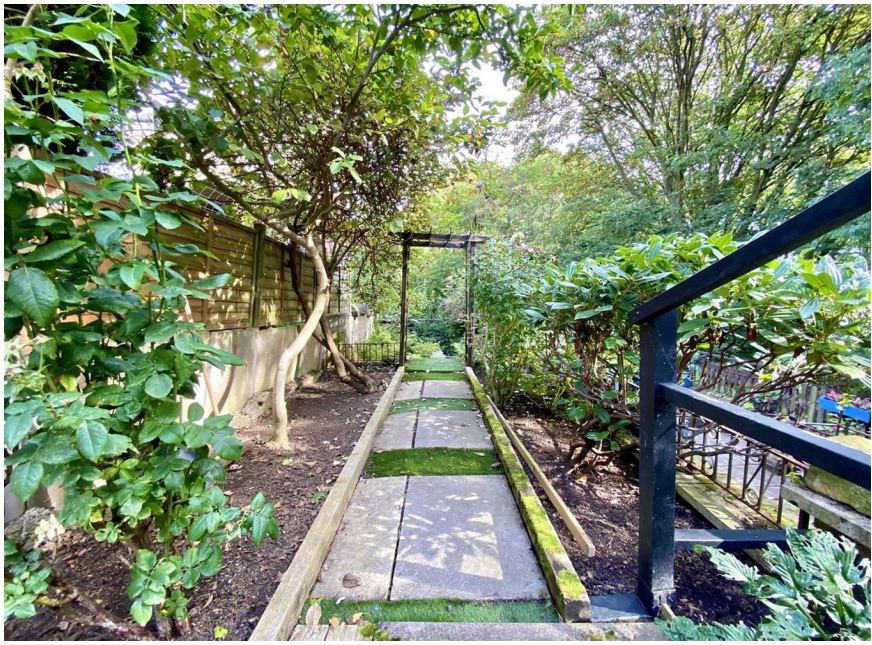


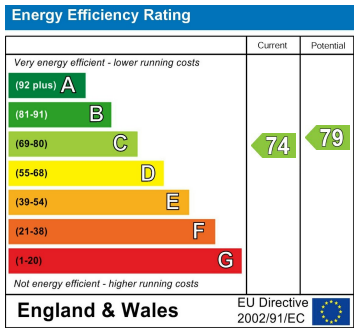
First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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